



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

At its meeting held October 28, 2008, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Conditional Use Permit Case No. 2005-00151-(5), Variance Case No. 2007-00011-(5) and Tentative Parcel Map No. 063010-(5), and Negative Declaration, to ensure compliance with urban hillside management design review criteria, to allow less than the minimum required net lot area in the R-1-10,000 zone for two proposed single-family parcels each with a net lot area of 7,724 sq ft, and retaining walls higher than six feet within the side and rear yard setbacks; and to create three single-family parcels (including one flag lot) on 0.73 gross acres located at 2716 Willowhaven Drive, within the La Crescenta-Montrose Community Standards District and La Crescenta Zoned District, applied for by Alex Rogic, as further described in the attached letter dated June 19, 2008 from the Director of Planning. (Appeal from Regional Planning Commission's denial)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Jodie Sackett, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Alex Rogic, Bob Lemke, Carolyn Ingram Seitz, Ben Boychuck, Erwin Fellner and Moon Sup, Um addressed the Board. Written correspondence was presented.

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Supervisor Antonovich made the following statement:

“Residents along Rockpine Lane have expressed many concerns about the proposed 3-lot subdivision at 2716 Willowhaven Drive in La Crescenta. These concerns include density, massing, and the compatibility of the proposed homes with existing residences. Because of these concerns the Regional Planning Commission denied the parcel map, variance, and conditional use permit.

“With a lot size of approximately 32,000 square feet, this property is substantially larger than most of the homes within a 1,000-foot radius. While creating three lots could create lots that are out of character with existing homes, creating two lots would not. The remaining lots facing both Willowhaven and Rockpine are compatible with the lots sizes of other homes on both streets. Additionally, the plans and elevations show proposed homes on Rockpine that are 3 stories, while existing homes along this street are either one or two stories. The front setback on the Rockpine varies between 5 and 10 feet, and a larger setback would be more consistent with existing homes.”

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Molina, unanimously carried (Supervisor Knabe being absent), the Board took the following actions:

1. Directed the Director of Planning to have staff work with the applicant on a revised plan, to include a house design for the new house facing Rockpine which:
  - Is a maximum of two lots, one for the existing home facing Willowhaven and one for a new lot facing Rockpine
  - Is no more than two stories in height
  - Is no taller than 25 feet in height
  - Has a front setback of at least 15 feet;

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2. Directed the Director of Planning to schedule a revised 2-lot parcel map before the Subdivision Committee at the earliest available date; and
3. Continued the hearing to January 27, 2009.

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Attachment

Copies distributed:

- Each Supervisor
- County Counsel
- Director of Planning
- Acting Director of Public Works
- Alex Rogic
- Bob Lemke
- Carolyn Ingram Seitz
- Ben Boychuk
- Erwin Fellner
- Moon Sup, Um